



City of El Paso – City Plan Commission Staff Report
REVISED

Case No: PZST13-00010
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: July 11, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 1100 S. Oregon Street
Legal Description: Lots 11-12, Block 34, Campbell's Addition, City of El Paso, El Paso County, Texas
Acreage: 0.029 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: SRR (Special Residential Revitalization)
Request: Special Permit to allow a Personal Wireless Service Facility (PWSF)
Proposed Use: Ground-mounted PWSF

Property Owner: Silva Diversified, Inc.
Applicant: Verizon Wireless
Representative: Debra Weiss head

SURROUNDING ZONING AND LAND USE

North: SRR (Special Residential Revitalization) / Farm Workers Center
South: SRR (Special Residential Revitalization) / Border Highway
East: SRR (Special Residential Revitalization) / Vacant
West: SRR (Special Residential Revitalization) / Personal Wireless Service Facility (PWSF)

THE PLAN FOR EL PASO DESIGNATION: G-2 (Traditional Neighborhood (Walkable))

NEAREST PARK: Lions Plaza Park (1,273 Feet)

NEAREST SCHOOL: Aoy Elementary (1,706 Feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
 Southside Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 26, 2013. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF). The site plan shows a 1,300 sq. ft. area for a 55-foot monopole with antennas and the appurtenant equipment storage facility. The monopole antennas will be located on the leased area of Silva Diversified, Inc. property. The antennas and support structure will be camouflaged to resemble a palm tree. A special permit is a requirement of 20.10.455 of the El Paso City Code. The applicant verified that co-location is not possible, necessitating a new tower. There are three (3) existing PWSF tower within ½ miles of this site, the antenna closest to the subject property is immediately adjacent to the west, the other two are located to the north and to the east. Access is proposed from Ninth Avenue for a maintenance vehicle only.

PLANNING DIVISION RECOMMENDATIONw

The Planning Division recommends **APPROVAL** of the special permit for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.04.320, Special Permit and 20.10.455 PWSF.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the SRR (Special Residential Revitalization) district is established in recognition that developments containing both residential and commercial uses can create an appealing and vital urban environment when carefully designed. Developments approved for this district shall be designed to eliminate potential use conflicts through creative design methods. The SRR district allows for mixing residential environments with workplaces and services. Development in the SRR district must accommodate transportation systems, surrounding environments and pedestrian movements.

COMMENTS:

City Development Department - Planning Division - Transportation

No objections.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

City Development Department - Landscaping Division

Recommended approval with the letter that the applicant chose the buyout for unmanned facilities under 18.46.140, the fee will be asserted to the building permit.

Fire Department

No objections to the special permit request at this time.

Police Department

No issues with the special permit request.

El Paso Water Utilities

We have reviewed the special permit request reference above and provide the following comments:

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 4-inch diameter water main along the alley between Mesa St. and Oregon St. The water main is located approximately 15 east of the street center line.
3. There is an existing 8-inch diameter water main that is available for service along Ninth Ave. The main is located approximately 10 feet north of the street center line.
4. There is an existing 8-inch diameter water main that is available for service along Ninth Ave. The main is located approximately 6 feet east of the alley center line.
5. Previous water pressures reading from fire hydrant # 843 located at the northwest corner of the intersection of Diana Dr. and Apollo, have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 78 (psi) pounds per square inch and a discharge of 1363 (gpm) gallons per minute.

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main along Ninth Ave., that is sewer main is available for service, the sewer main is located approximately 4-ft north of the northern property line.

General:

8. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

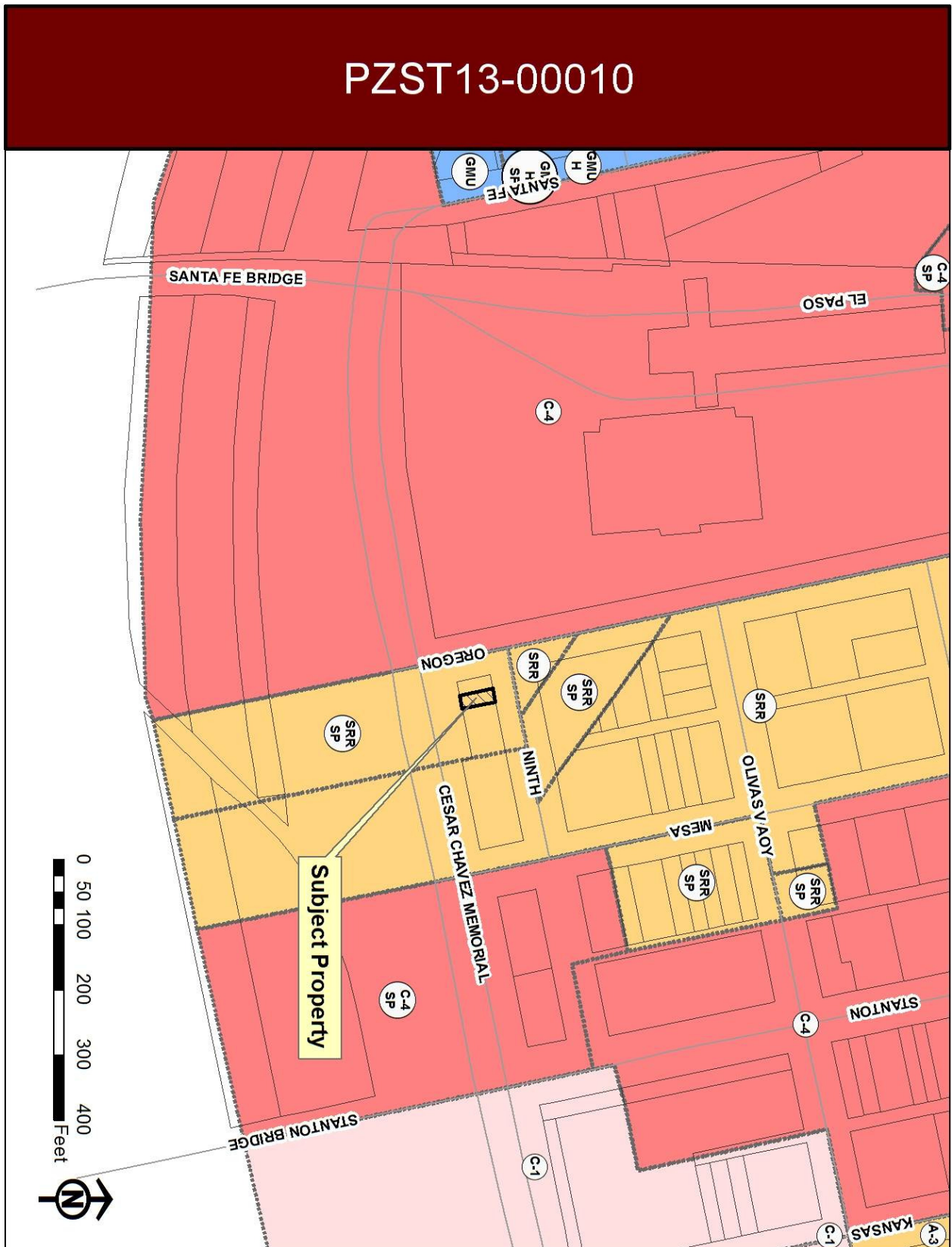
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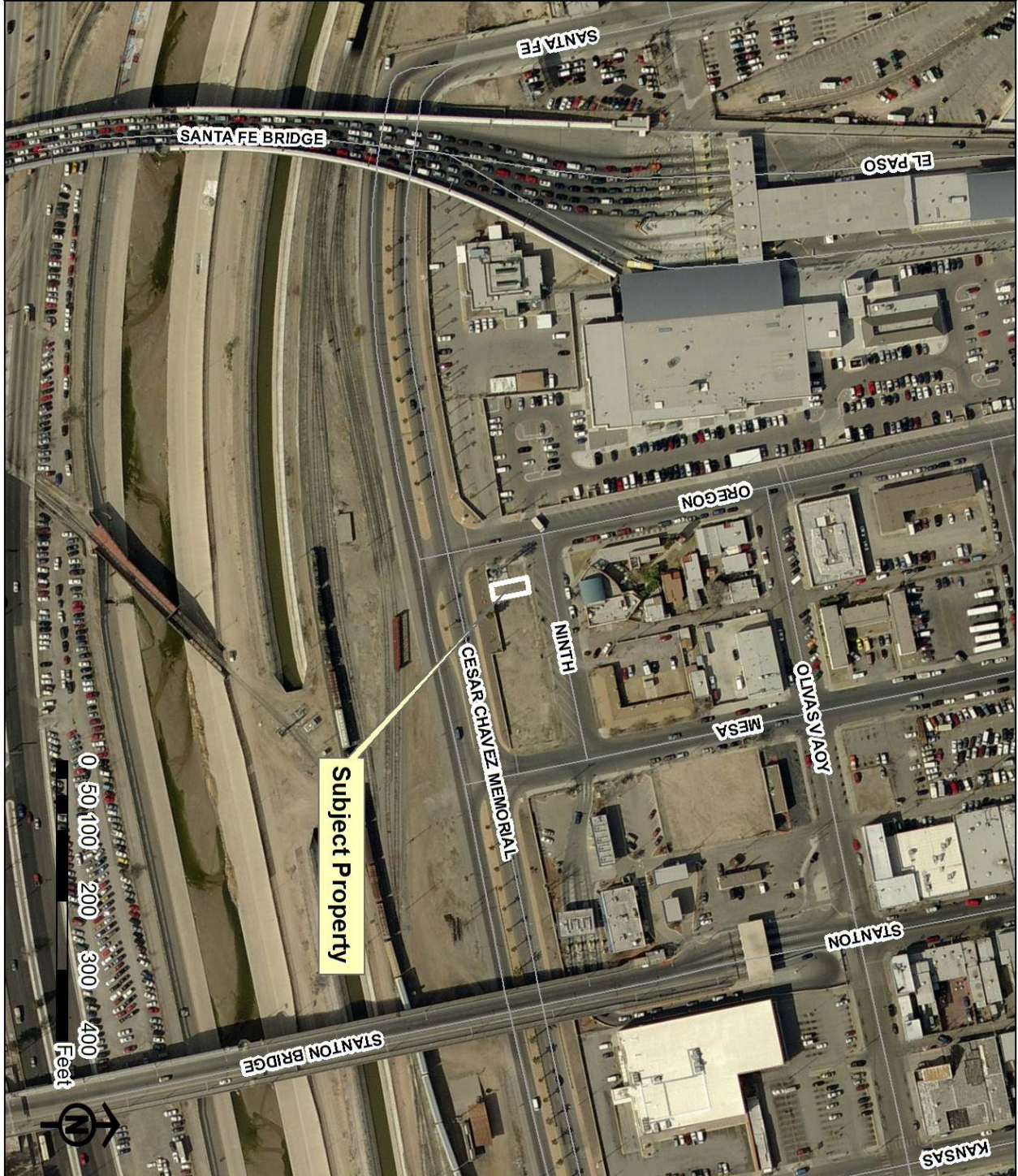
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Simulation Pictures



ATTACHMENT 2: AERIAL MAP

PZST13-00010



LEASE AREA SURVEY
GENERAL LEGAL DESCRIPTION OF LESSOR'S PARCEL
SITUATE WITHIN LOTS 11 & 12, BLOCK 34, CAMPBELL'S ADDITION,
CITY AND COUNTY OF EL PASO, TEXAS 79901.

REFERENCE DOCUMENTS:

NO EASEMENT CERTIFICATION:

THIS IS TO CERTIFY THAT CASEMENT IS LISTED IN THE "REPORT OF TITLE" FILE NO. 40260-TX1207 - 5030, REFERENCE NO. 20100536667, ISSUED AUGUST 14, 2012 BY U.S. TITLE SOLUTIONS/HAS BEEN FLOTTED AND DO NOT CROSS INTO THE VENDOR WIRELESS C/P TELUS LEASE AREA.

TITLE REFERENCE:

The survey was done with scientific rigor and field gathered data to verify the Parent Panel of the subject property, however, this Surveyor has relied upon the site provider referenced herein for documents of record. This Surveyor makes no guarantee, either expressed or implied as to the quality of the title report, abstract and reference documents provided and the documents provided affecting the Lease and Easements also have been provided.

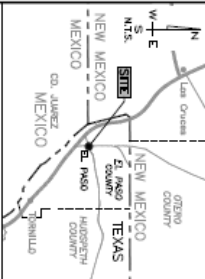
A. SCIP BY: DEBRA MOSS, EAGLE PEAK CONSULTING, 612-605-0576.

7. WASSAUNT, KED, RECORDED DECEMBER 19, 1997, N. ROCK 328H, PAGE 1022, RECORDS OF EL PASO COUNTY, TEXAS.
8. WASSAUNT, KED, RECORDED DECEMBER 19, 1997, N. ROCK 328H, PAGE 1025, RECORDS OF EL PASO COUNTY, TEXAS.
9. 2004, AS DOCUMENTED ON FEBRUARY 18, 2004, AS DOCUMENT NO. 20040014001, RECORDS OF EL PASO COUNTY, TEXAS.

LEGEND

- ☐ **YES**
 - (Answer To Basis of Inheritings & Deemings Note)
- ☒ **FOUND STRAY DOCUMENT (AS NOTED)**
- ☒ **CALCULATED CORNER (POINT NOT SET)**
- ☒ **SPR SEARCHED FOR NOT FOUND (OR AS NOTED)**
- ☒ **SET BEAR WITH CAP (OR AS NOTED)**
- ☒ **READING AND DISTANCE IN PARENTHESES ARE FROM DOCUMENTS OF RECORD**
- ☒ **SHOWN FOR REFERENCE, NOT OWNED BY THE SURVEY**

REGIONAL MAP:



VICINITY MAP:

FEMA PUBLIC FLOOD MAP INFO:
ZONE: C PANEL: 48021400398 DATE: 10/15/19

FLOOD NOTE: AREAS OF MINIMAL FLOODING

PARENT PARCEL OWNER:

5100A DEVELOPMENT INC., 1000 S STANTON ST., P. 0450, TX 75001	PUBLIC RECORD PARCEL I.D.: 4375006 (000) 00 0000000000000000
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COMMUNICATIONS FACILITY OWNER:

CTING MEN	CTING MEN
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TX R.P.L.S. #5852 01/29/15			
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101	SU1
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STRUCTURE COORDINATE REPORT:	BASIS OF BEARING AND DATUM NOTE:
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STRUCTURE COORDINATE REPORT:	BASIS OF BEARING AND DATUM NOTE:
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PROJECT NAME:

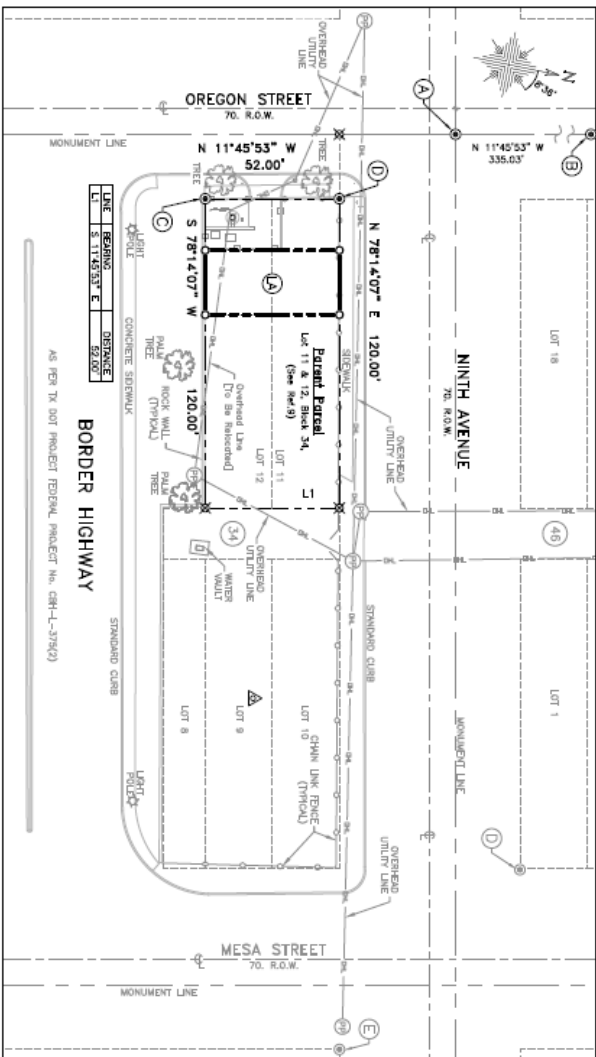
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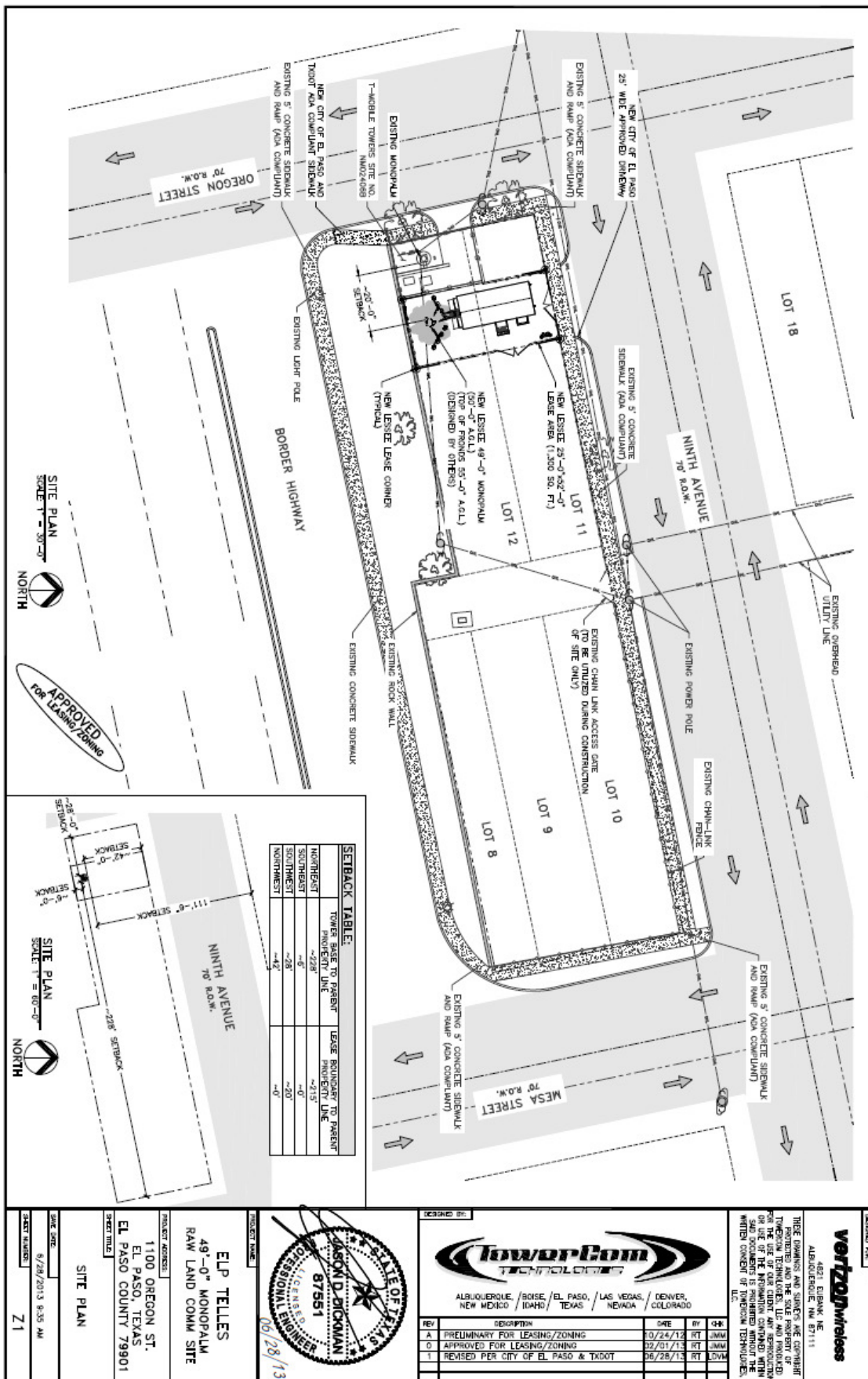
DESIGNED FOR:

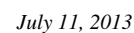
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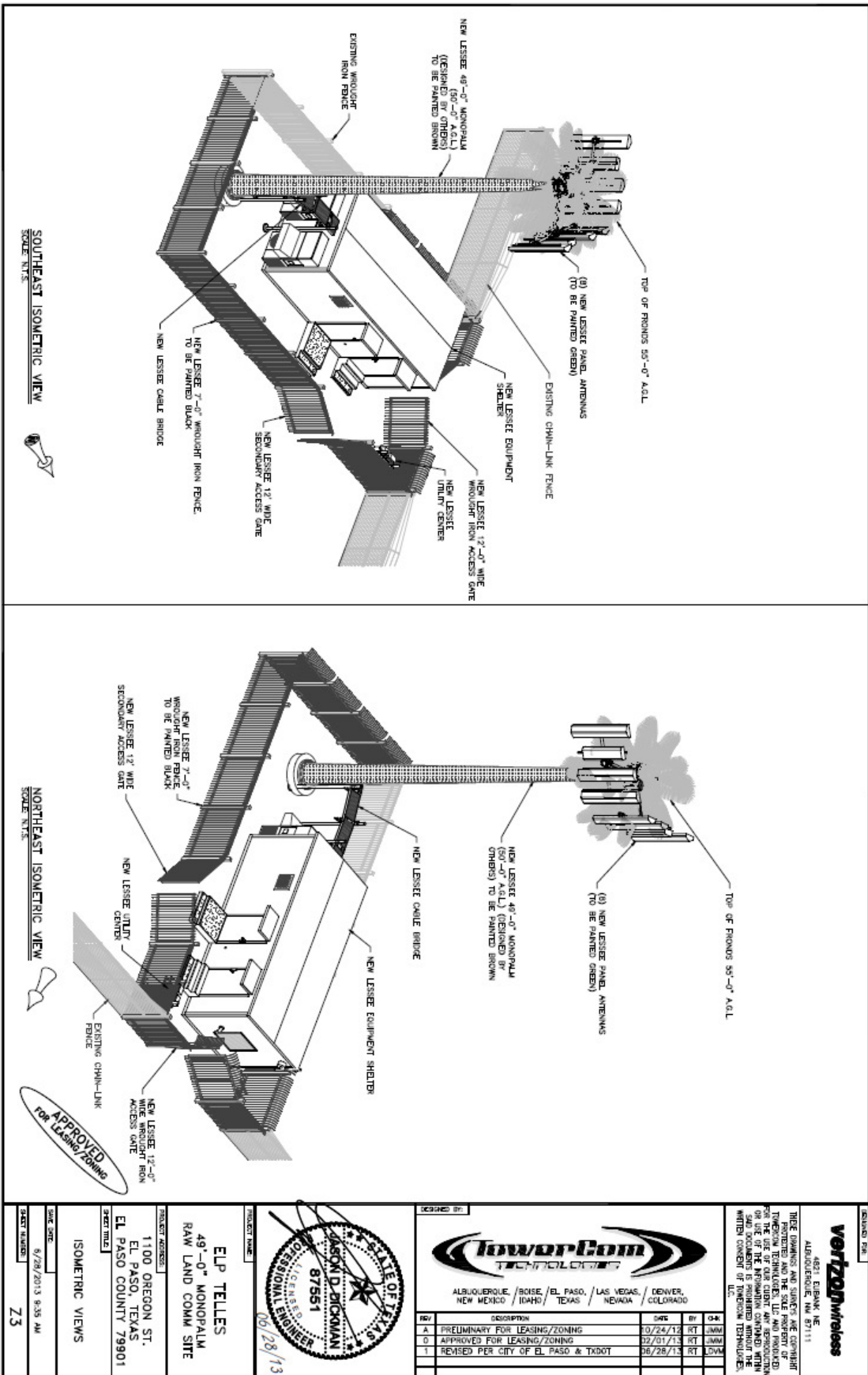
PARENT PARCEL SURVEY CONTROL OVERVIEW

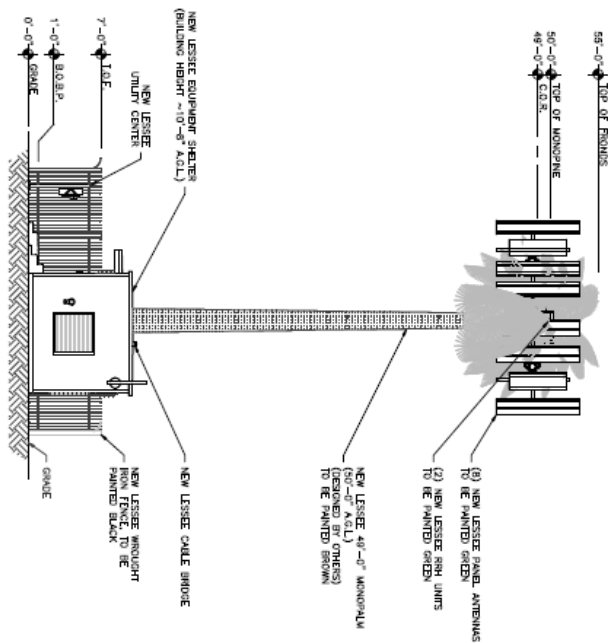
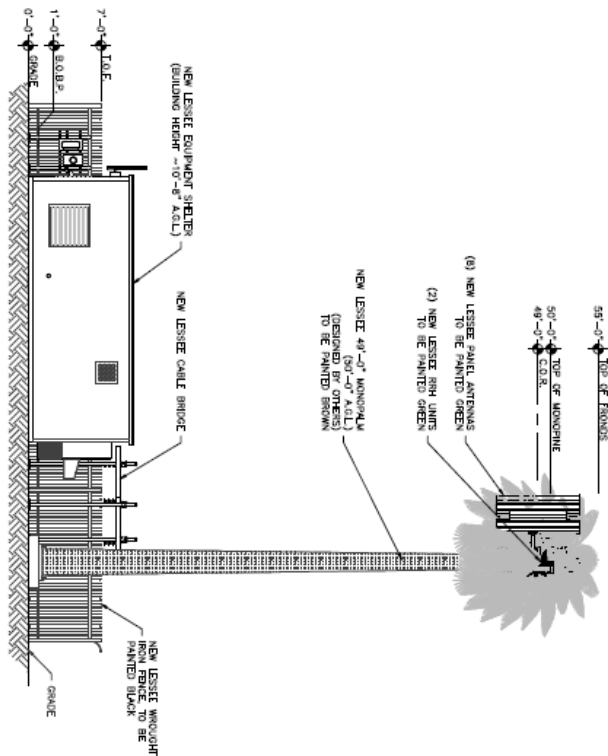
SCALE: 1" = 40'












KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TP LEVEL
T.T. =	TOP TP LEVEL
A.G.L. =	Above GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE
T.O.F. =	TOP OF FENCE

Verizon Wireless

4821 ELBAK, NE
ALBUQUERQUE, NM 87111

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REV	DESCRIPTION	DATE	BY
A	PRELIMINARY FOR LEASING/ZONING	05/24/12	RT
0	APPROVED FOR LEASING/ZONING	02/01/13	RT
1	REVISED PER CITY OF EL PASO & TXDOT	06/28/13	RT

ELP TELLES 49°-0" MONOPOLM RAW LAND COMM SITE	PROJECT ADDRESS 1100 OREGON ST. EL PASO, TEXAS EL PASO COUNTY 79901	SITE DATE 6/29/2013 9:35 AM
	ELEVATIONS	7.4

ATTACHMENT 4: SIMULATION PICTURES

